

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
March 25, 2025
at 6:30 P.M.

Order of agenda subject to change at the discretion of the Chairman

The public will be able to view this meeting via the following YouTube link:
<https://www.youtube.com/@monroetownship>

I. Call to order 6:30 P. M

II. Salute to the Flag

III. ANNOUNCE SUNSHINE LAW: In accordance with the Open Public Meetings Act, it is hereby announced and shall be entered into the minutes of this meeting that adequate notice of this meeting has been provided by the following:

Posted on the Bulletin Board of the Office of the Township Clerk;

Posted on the Bulletin Boards within the Municipal Complex;

Printed in the Home News Tribune and Cranbury Press on December 27, 2024;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

IV. Roll Call

Vincent LaFata, Chairman
Kelly Carey, Vice Chairwoman
Marino Lupo
Louis Masters
Gary I. Busman
Rajani Karuturi
Donato Tanzi,
Arnold Jaffe, Alternate #1
Thomas Kole, Alternate #2
Gerry Guidice, Alternate #3
, Alternate #4

V. Minutes of Regular Meeting held February 25, 2025.

VI. Applications

BA-5251-24 **257 Applegarth, LLC**
Carried without Request for Use Variance
notice to 3/25/2025 257 Applegarth Road
 (Block 26, Lots 16 & 18)
 Zone: NC
 Represented by K. Pape
 Certified Complete on December 9, 2024
 (Expiration date 04/08/2025)
 Description: Proposed Use 2 retail buildings in the NC zone (14,000
 each) and an office flex/commercial/light industry buildings (20,855
 square feet) and 2 residential lots in the R-30 zone.

BA-5227-22 **Royal Real Estate Holding, LLC**
 Request for Final Site Plan
 202 Mounts Mills Road / 490 Buckelew Avenue
 (Block 35.07, Lots 20.01 and 20.02)
 Zone: R-30
 Represented L. Sachs
 Certified Complete on February 22, 2025
 (Expiration date 04/08/2025)
 Description: Final Subdivision approval of 4 lots.

VII. Memorialization

BA-5249-24	Esposito Construction, LLC
BA-5254-24	Parker at Monroe, Inc.
BA-5255-24	Springpoint at Monroe Village, Inc.

VIII. Discussion Items

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
April 29, 2025**